

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF  
TULSA, OKLAHOMA,**

scheduled for Wednesday, September 18, 2024, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, September 13, 2024, at 4:22 P.M.

**CALL TO ORDER**

Chair Cue called the meeting to order at 5:09 P.M.

**ROLL CALL:**

Hall-Harper	Present	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Present		
	Present:	9	
	Absent:	0	

**STAFF PRESENT**

Jack Blair, City Attorney  
Lori Doring, Secretary to the Council  
Elizabeth Tankard, Council Staff

**1. RECEIPT & FILING OF MINUTES**

- a. No items this week.

**2. APPOINTMENTS & REAPPOINTMENTS**

- a. Julie Buxton – Appointment to the Infrastructure Development Advisory Board replacing Dariela Gonzalez; term expires September 30, 2025. (CD-2) [UED 9/11/24; CC 9/18/24] 24-859-1
- b. John Dale – Appointment to the Tulsa Stadium Trust replacing Douglas May; term expires September 18, 2027. (CD-4) [PW 9/11/24; CC 9/18/24] 24-883-1

Public Comments:  
John Huffines – 2.a – 2.b.

Councilor Decter Wright moved to approve 2.a – 2.b. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

**3. PUBLIC HEARINGS**

- a. No items this week.

**4. MAYOR'S ITEMS**

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

4.i was read and voted on separately.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and the Board of Regents for the Oklahoma Agriculture & Mechanical Colleges on behalf of the Oklahoma State University, for property located at 396 S. Houston Ave., Owen Addition, to install, use, and maintain a retaining wall in and upon the right-of-way. [PW 9/11/24; CC 9/18/24] 24-869-2

- c. Consideration and possible approval, adoption, denial, amendment or revision of a Memorandum of Understanding between the City of Tulsa and Tulsa County regarding the consideration of a major amendment to the Tulsa International Airport Economic Development Project Plan, Contract No. 13920. [PW 9/11/24; CC 9/18/24] 24-880-2

- d. Consideration and possible approval, adoption, denial, amendment or revision of a License Agreement between the City of Tulsa and BH Canton, LLC, for property located at 1616 S. Main St, Stansbery Addition, to install and maintain a double-sided lighted projection mount/blade sign attached to the building. [PW 9/11/24; CC 9/18/24] 24-881-2

- e. Consideration and possible approval, adoption, denial, amendment or revision of a Storm Sewer Easement Donation by BANK7, of property located at 4003 E. 51st St. S., Dickens Commons Addition, required for infrastructure improvements for the BANK7 Project. (CD-9) [CC 9/18/24] 24-905-1

- f. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Fernando Salazar and Evangelina Saldivar, of property located at 163 S. 169th E. Ave., Unplatted, required for infrastructure improvements at Higgins Homes. (CD-6) [CC 9/18/24] 24-906-1

- g. Consideration and possible approval, adoption, denial, amendment or revision of a Donation of food, drinks and supplies from the TPD Foundation to the Tulsa Police Department for TPD Trunk or Treat Family Fun Day, valued at three thousand dollars (\$3,000.00). [CC 9/18/24] 24-907-1

- h. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Simon Properties in the amount of eight hundred seventy-five dollars and ninety-five cents (\$875.95) for Major Richard Alexander to travel to Indianapolis, IN on October 9-10, 2024, to attend the Operational Intelligence Center/Law Enforcement Summit. [CC 9/18/24] 24-908-1

Public Comments:

John Huffines – 4.g.

Erran Persley – 4.c.

Councilor Decter Wright moved to approve 4.b – 4.h. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea

Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

- i. Consideration and possible approval, adoption, denial, amendment or revision of a Denial of a License Agreement Application submitted by Greg Hughes, 3321 S. Peoria Ave., Olivers Addition, requesting the installation of "To Go" parking signs in the City of Tulsa right-of-way. (CD-9) [PW 9/11/24; CC 9/18/24] 24-868-2

Public Comments:  
Madeleine Eller – 4.i.

Councilor Decter Wright moved to approve denial of 4.i. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 9	Nays: 0	Absent: 0	Abstentions: 0

Motion carried.

**5. AUTHORITIES, BOARDS & COMMISSIONS**

5.a and 5.b were each read and voted on separately.

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7759 from RS-2 to RS-4 with an Optional Development Plan for property located at the NE/c of E. 36th St. S. and S. Braden Ave. requested by Select Design. (Property owner: Highland Acres, LLC) (CD-5) (TMAPC voted 6-2-0 to recommend **APPROVAL** of RS-4 zoning with an Optional Development Plan.) [UED 9/11/24; CC 9/18/24; CC 9/25/24] 24-863-2

Councilor Decter Wright advised that item 5.a may be continued to a City Council meeting in December 2024, and those wishing to make public comment today may want to defer their time until the December meeting.

Public Comments:  
Mitchell Stephens (applicant) – 5.a.  
Bill Martinson – 5.a.  
William Hickman – 5.a. (deferred time)  
Sue Bertrem – 5.a. (deferred time)  
Nigel Higgs – 5.a. (deferred time)  
John Oxford – 5.a. (deferred time)  
Darla Tuttle – 5.a. (deferred time)  
Sandy Vanmeter – 5.a. (deferred time)  
Jackson Slayter – 5.a. (deferred time)

Councilor Bengel moved to continue 5.a to the 5:00 P.M. City Council meeting on Wednesday, December 11, 2024. Councilor Bellis seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Nay		
Yeas: 8	Nays: 1	Absent: 0	Abstentions: 0

Motion carried.

Councilor Miller left the meeting at 5:53 P.M.

- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7781 from CH and MX3-U-U to CH with an Optional Development Plan for multiple lots located north and east of the NE/c of E. 42nd St. S. and S. Peoria Ave. requested by Michael Joyce. (Property owner: Nordic, LLC) (CD-9) (TMAPC voted 7-1-0 to recommend **APPROVAL** of CH zoning with an Optional Development Plan.) [UED 9/11/24; CC 9/18/24; CC 9/25/24] 24-864-2

Public Comments:  
Kurt Dodd – 5.b.  
Scott Petty – 5.b.  
Tim Clark, Sr. (applicant) – 5.b.  
Michael Joyce (applicant) – 5.b.  
Marilyn Trout – 5.b.  
Dana Manry – 5.b.  
William Beichler – 5.b.  
Jackson Slayter – 5.b.  
Lou Reynolds – 5.b.

Councilor Patrick left the meeting at 6:20 P.M. and returned at 6:22 P.M.

Councilor Fowler moved to approve 5.b. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

**6. ORDINANCES - FIRST READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of five thousand dollars (\$5,000.00) from grant revenues to be received from the George Kaiser Family Foundation within the Social Eco Development Non-Federal Grant Programs SubFund. (Mayor's Office of Resilience and Equity staff training and development) [UED 9/18/24; CC 9/18/24; CC 9/25/24] 24-898-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer

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unencumbered and unexpended fund balance of thirty thousand dollars (\$30,000.00) between departments and account groups within the JAG Reimbursement Grants SubFund. (National Public Safety Partnership Grant) [UED 9/18/24; CC 9/18/24; CC 9/25/24] 24-899-2

- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of twenty-three thousand, four hundred ninety-nine dollars (\$23,499.00) recognized from revenues to be received within the General Fund. (Downtown Tulsa Partnership Insurance Reimbursement) [UED 9/18/24; CC 9/18/24; CC 9/25/24] 24-900-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of two hundred sixty-five thousand, four hundred ten dollars (\$265,410.00) recognized from unappropriated fund balance within the Stormwater Enterprise Fund. (Public Works Operating Capital Reappropriations) [UED 9/18/24; CC 9/18/24; CC 9/25/24] 24-901-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Sanitary Sewer Easement, requested by Jaime Skipper for property located at 266 E. Independence St., for future development. (CD-1) [PW 9/18/24; CC 9/18/24; CC 9/25/24] 24-902-2

Without objection, items 6.a – 6.e were forwarded to the next Council meeting.

Councilor Patrick left the meeting at 6:29 P.M.

## **7. ORDINANCES - SECOND READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of forty-five thousand, five hundred dollars (\$45,500.00) from revenues received within the Public Safety and Protection Non-Federal Grants SubFund. (District Attorney's Revolving Drug Fund) [UED 9/11/24; CC 9/11/24; CC 9/18/24] 24-866-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one hundred twelve thousand dollars (\$112,000.00) from grant revenues to be received from the Oklahoma Highway Safety Office within the Traffic Enforcement SubFund. (Oklahoma Highway Safety Office Impaired Driving Enforcement) [UED 9/11/24; CC 9/11/24; CC 9/18/24] 24-867-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of twenty-five thousand, seven hundred sixty dollars (\$25,760.00) from grant revenues to be received from the Oklahoma Highway Safety Office within the TPD Motorcycle Safety SubFund. (Oklahoma Highway Safety Office Motorcycle Safety Grant) [UED 9/11/24; CC 9/11/24; CC 9/18/24] 24-872-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of three hundred thirty-nine thousand dollars (\$339,000.00) recognized from unappropriated fund balance within the PD Equitable Sharing Justice SubFund. (Training and purchase of a tactical vehicle) [UED 9/11/24; CC 9/11/24; CC 9/18/24] 24-876-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Storm Sewer and Drainage Ditch Easement, requested by Nathalie Cornett for property located at 9731 E. 92nd St., for future development. (CD-7) [PW 9/11/24; CC 9/11/24; CC 9/18/24] 24-882-2

- f.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Public Way requested by Pastor John G. Arthur of Tulsa First Foursquare Church, to close a portion of the public way located at 2828 S. 129th E. Ave. The public way is situated between 2828 S. 129th E. Ave. and 2720 S. 129th E. Ave. The requested closing of the public way is for future development. (CD-6) [PW 9/11/24; CC 9/11/24; CC 9/18/24] 24-891-2
- g.

Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 11-A, Tulsa Revised Ordinances, titled “Stormwater Management and Hazard Mitigation Program”, Chapter 3, “Watershed Development Regulations”, Section 301, “Scope and Definitions”, Sub-section B, "Definitions", by adding certain definitions as requested by the Federal Emergency Management Agency (FEMA), and renumbering said definitions appropriately, amending said Title 11-A, Section 304, "Policies and Standards for Approval of Watershed Development Permits, Subdivision Plats, Lot Splits and Building Permits", Sub-section E.3, "Area of Special Flood Hazard, Policies, and Standards", by amending Paragraph "b"; amending said Section 304, Sub-section F, "Drainage Sensitive Area (DSA) Policies and Standards" by updating and adding certain text to clarify that the requirements provided in Section 304.F apply to drainage sensitive areas as defined in Section 301.B. **(Emergency Clause)** [PW 9/18/24; CC 8/21/24; CC 9/18/24] 24-834-4

Public Comments:  
Bernice Alexander – 7.d.  
James Alexander, Jr. – 7.d.

Councilor Decter Wright moved to approve 7.a – 7.g with the emergency clause on 7.g. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Yea	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Absent	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

**8. COUNCIL ITEMS**

- a.

Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Fowler announced that there would be a community meeting regarding Manion Park on September 19, 2024.

**9. NEW BUSINESS**

- a.

No items this week.

**10. HEARING OF APPEALS**

- a.

No items this week.

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**11. HEARING OF PUBLIC COMMENTS**

- a. Steven Melendez – Concerns regarding people posing as police officers when doing community work. [CC 9/18/24] 24-893-1

Steven Melendez was not present to address the Council.

**12. ADJOURNMENT**

- a. Adjournment.

Chair Cue adjourned the meeting at 6:40 P.M.

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Jeannie Cue, Chair of the Council

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Lori Doring, Secretary to the Council